



2 Bed Bungalow - Detached

2 Canon's Walk, Darley Abbey, Derby DE22 1FG

Price £289,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- A Very Appealing Extended Detached Bungalow - Close to Darley Park
- Located in the Heart of Darley Abbey Village - Ecclesbourne School Catchment Area
- Beautifully Presented & Much Improved Home Inside & Outside
- Lounge with Feature Fireplace
- Extended Living Kitchen/Dining Room
- Two Generous Bedrooms
- Luxury Bathroom with Shower
- Private Landscaped Gardens
- Driveway
- Excellent Studio/Home Office with Shed

IDEAL FOR PROFESSIONAL/COUPLE/RETIRED PERSONS - This delightful extended detached bungalow offers a perfect blend of comfort and style with landscaped gardens and studio/home office.

This home has been thoughtfully improved both inside and out, making it an ideal choice for those seeking a serene living environment.

One of the standout features of this bungalow is its private landscaped gardens, which offer a tranquil outdoor space to unwind. Additionally, the property includes an excellent studio or home office, providing a versatile area that can be tailored to your needs, whether for work or leisure.

The property is within a short walk to the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. The village is located on the banks of the attractive River Derwent with bridge and magnificent weir.

The Location

Darley Abbey village is a very convenient and much sought after residential area situated approximately 1 mile from Derby City centre and offers a historic St Matthew's Church, reputable public houses and regular bus services. Darley Abbey is noted for being on the doorstep of the beautiful Darley Park providing pleasant riverside walks along the banks of the River Derwent. Excellent educational facilities are close to hand to include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Furthermore private education is also available in the village at the Old Vicarage. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce, Derby Railway Station and Toyota. A further point of note is that the Derwent Valley in which the village of Darley Abbey is situated is one of the few World Heritage Sites.

Accommodation

Entrance Hall

10'2" x 3'8" (3.11 x 1.14)

With double glazed entrance door with stained glass, radiator, access to roof space and built-in storage cupboard.

Lounge

17'8" x 10'2" (5.39 x 3.12)

With featured electric fireplace, column style radiator, double glazed window to side, view towards St Matthews Church, double glazed window to front and internal glazed door.



Extended Kitchen/Dining Room

19'1" x 6'7" (5.83 x 2.01)



Dining Area

With two double glazed windows, column style radiator, open space into kitchen area and double glazed French doors opening onto Indian stone paved patio and garden.



Kitchen Area

With single sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, concealed worktop lights, spotlights to ceiling, integrated fridge and integrated freezer, concealed Baxi boiler, tiled effect flooring and internal glazed door opening into lounge.



Bedroom One

13'2" x 10'2" (4.03 x 3.11)

With radiator, double glazed window to front and internal door.



Bedroom Two

8'7" x 7'4" (2.64 x 2.26)

With radiator, double glazed window overlooking landscaped gardens and internal door.



Bathroom

8'9" x 4'9" (2.67 x 1.46)

With bath with shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tiled splashbacks, radiator, spotlights to ceiling, extractor fan, lino floor, double glazed window to rear and internal door.



Front Garden & Side Garden

The property is set back from the pavement edge behind a lawned garden with flower beds.



Rear Landscaped Garden

Being of a major asset and sale to this particular property is its wonderful, low maintenance landscaped gardens enjoying a pleasant sitting out entertaining space with a warm, sunny aspect. The garden enjoys a good sized Indian stone patio/terrace area. Fully enclosed by fencing, gravel pathways and enjoys a high degree of privacy. Side access gate.



Store Area

A useful area enclosed by fencing and access gates providing storage for wheelie bins etc.

Driveway

A driveway provides off-road car parking.



Studio/Home Office

11'8" x 6'11" (3.56 x 2.12)

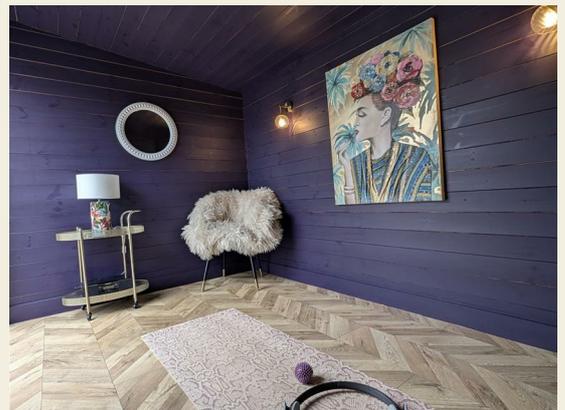
A versatile area as a home office/gym with power and lighting.



Attached Shed

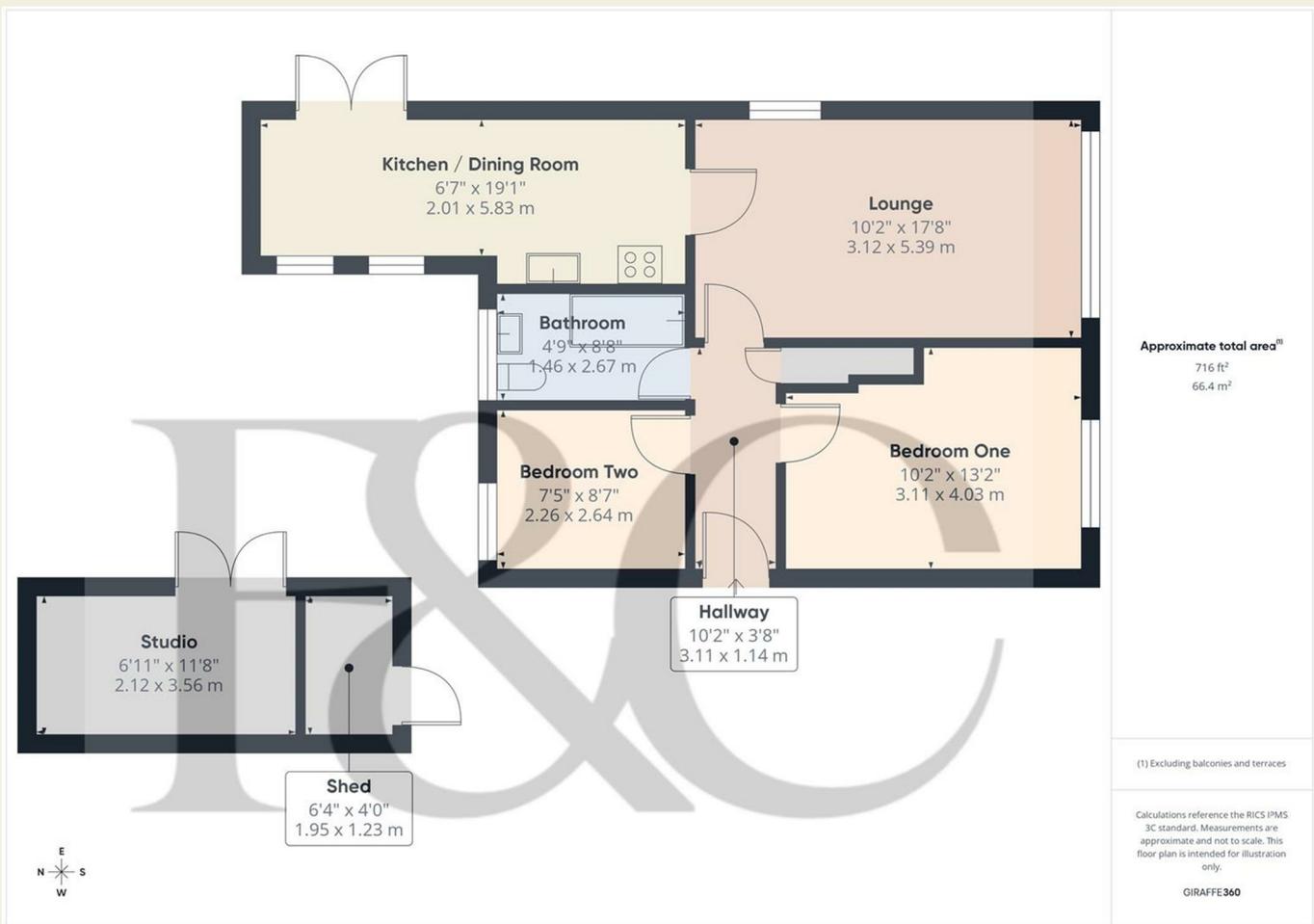
6'4" x 4'0" (1.95 x 1.23)

Attached to the studio is a garden store.



Council Tax Band - B

Derby City



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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